



Barley Close Cottage | Weston Turville

**Barley Close Cottage**  
**School Lane**  
**Weston Turville**  
**Buckinghamshire**  
**HP22 5SE**

**Guide Price £1,250,000**  
**Freehold**

Nestled in the heart of Buckinghamshire, the enchanting Barley Close Cottage unveils a captivating tapestry of character and charm. This stunning residence, detailed in the enclosed floor plans, boasts an intricate layout that exudes timeless elegance.

- Timeless character and charm
- Welcoming reception hall with oak stairs
- Dining room overlooking rear gardens
- Well-appointed kitchen with central island
- Inviting snug with open fireplace
- Music room with inglenook fireplace
- The Bothy: Annex-style accommodation
- Enchanting gardens with formal landscapes
- Kitchen-garden and greenhouse
- Idyllic village location in Weston Turville





A wealth of character features running throughout this stunning cottage both internally and externally. Standing on a plot of approximately half an acre.



A remarkable family residence with an additional cottage within the grounds

### Barley Close Cottage

Stepping into Barley Close Cottage, you're welcomed by a graceful reception hall, adorned with oak stairs leading to the galleryed landing on the first floor. A dining room, enhanced with beamed ceilings and overlooking attractive rear gardens, connects to the well-appointed kitchen featuring a range of floor and eye-level units, complemented by built-in appliances and a central island. There's also a well appointed utility/boot room and cloakroom. An inviting snug, with an open fireplace and beamed ceiling, has access to the rear gardens. Adjacent to this snug, a music room boasts a spacious inglenook fireplace housing a wood burner. Descending two steps, the luminous drawing room, an elegant addition from the 1990s, has its own fireplace, casement doors embracing the gardens, and a picturesque bay window. Ascending to the first floor via the galleryed landing, discover the main bedroom featuring an en suite bathroom, accompanied by four additional bedrooms and a family bathroom.

### The Bothy (Separate Cottage)

Nestled within the serene gardens, The Bothy stands as a quaint single-story retreat. Offering a cosy sitting room, a functional kitchen, a comfortable bedroom, and a well-appointed bathroom, it provides a peaceful haven within the grounds of the main property.

Beyond its immediate charm, The Bothy holds potential for versatility. Its annex-style layout offers the possibility of generating rental income, while its standalone nature opens avenues for expansion, subject to planning permission. Whether as a private escape or an investment opportunity, The Bothy enriches the estate with its unique character and promising possibilities.

### Grounds & Gardens

The grounds of Barley Close Cottage are a testament to serenity and grace. The front and side gardens enchant with formal landscapes, boasting Box Hedging, paved walkways, and a tranquil water feature. Towards the rear, brick and paved walkways navigate to a spacious, level lawn adorned with a majestic weeping willow. An ornamental pond, a well, and a water pump add allure to this space. Nestled beyond the lawns, a well-proportioned kitchen-garden awaits, accompanied by a brick-built store and a greenhouse (in need of repair).



## Location

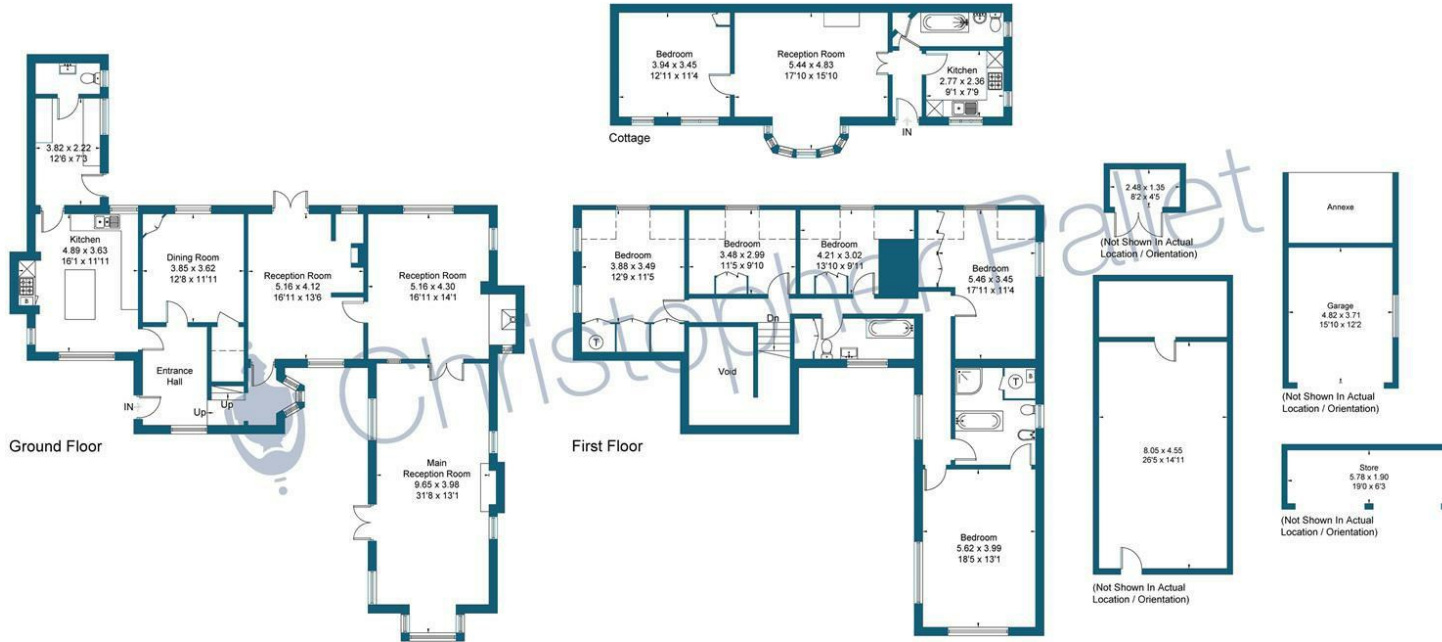
Nestled at the foot of the breath-taking Chiltern Hills, Weston Turville is a highly sought-after village, promising an enchanting lifestyle in a picturesque setting. Explore the village's own Primary School, tee off at the prestigious 18-hole Golf course, and unwind in one of the inviting pubs. From the village hall to the serene reservoir, Weston Turville offers a diverse range of activities to suit every interest.

For those seeking seamless connectivity, the nearby Stoke Mandeville railway station stands just 1.7 miles from the property, providing effortless access to the bustling heart of London in just 55 minutes. Aylesbury, a thriving market town in close proximity, boasts an impressive array of shops, restaurants, a cinema and the acclaimed Waterside Theatre. Additionally, neighbouring market towns such as Tring and Wendover invite you to explore their comprehensive shopping options.

Education is held in high regard in this vibrant locale, with a multitude of excellent independent and state schools available. Embrace the advantages of the esteemed Buckinghamshire Grammar School system, ensuring a quality education.



Approximate Area = 263.2 sq m / 2833 sq ft  
 Cottage = 53 sq m / 571 sq ft  
 Outbuildings = 49.8 sq m / 536 sq ft  
 Total = 366 sq m / 3939 sq ft (Excluding Void / Open Area)  
 Including Limited Use Area (12.6 sq m / 136 sq ft)



For illustration purposes only - not to scale

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E		60	68
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

Environmental Impact (CO <sub>2</sub> ) Rating		Current	Potential
Very environmentally friendly - lower CO <sub>2</sub> emissions			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D			
(39-54) E			
(21-38) F			
(1-20) G			
Not environmentally friendly - higher CO <sub>2</sub> emissions			
England & Wales		EU Directive 2002/91/EC	

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